

STAFFORD COUNTY SCHOOL BOARD

Agenda Consideration

TOPIC: HS2009 – Land Acquisition
Update

ITEM NO.: 10A

PREPARED BY: Scott Horan,
Executive Director
Planning & Construction

MEETING: October 25, 2005
ACTION DATE: N/A

Andre' A. Nougaret,
Assistant Superintendent
for Support Services

ACTION REQUESTED BY THE SUPERINTENDENT: That the School Board receive for information an update on HS2009 land acquisition.

KEY POINTS:

1. HS2009 is currently scheduled to open in September 2009. Student enrollment projections and demographic modeling show a need for HS2009 to be located in the southern portion of the county. In order to facilitate the required opening date the following land acquisition, design and construction timeline is provided (assumes traditional design, bid, build procurement process):

- Secure Appropriate School Site Rights (70 acres) Feb 2006
- *Initiate Design Effort Mar 2006
- Obtain Land Ownership Jun 2006
- Submit Design to County TRC Review Jul 2006
- Complete County TRC Review Dec 2006
- Advertise Project Jan 2007
- Award Project Mar 2007
- Project Substantial Completion Jun 2009
- School Opens Sep 2009

* Assumes SCPS Grimm + Parker prototype high school design is utilized.

2. SCPS prototypical high school requires a site of roughly 70 acres or 60 - 65 buildable acres. This is typical of most high school sites in this area and the state. Staff has utilized School Board approved proffer guidelines and key County planning tools (urban growth boundaries, utilities master plan) when evaluating potential HS2009 sites.

3. Staff contracted with a land broker, Ed Moore and Associates, to assist with the identification of potential sites for HS2009. The land search has been focused in the southern half of the county. Only land parcels where the owners were willing to sell were pursued. Currently staff has narrowed the perspective sites to seven (7) potential options that cover a variety of locations.

4. Staff estimates that the land acquisition cost will be in the \$4M - \$5.5M range. Funding will be requested in the Spring VPSA Borrow.

5. Potential future attendance zones for a high school located in the SW sector of the county could include any of the areas south and west of the intersection of Ramoth Church Rd. and I-95, providing direct relief to MVHS, CFHS, and SSHS. Potential future attendance zones for a high school located in the SE sector of the county could include any of the areas south and east of the Morton/Forbes Rd. split, providing direct relief to SSHS with relief to other high schools through additional concurrent moves.

6. Staff will be providing a detailed land acquisition briefing to the School Board in a work session on Dec 15, 2005. We plan to share with the Board the details on each potential site, pros and cons. We expect to obtain further guidance and direction from the School Board on which site or sites to pursue further. If the School Board chooses to give staff direction to further pursue one of more of these sites, the next level of investigation will be land feasibility studies to include wetland and stream determination, cultural resource assessment and cost negotiations.

SCHOOL BOARD GOAL: #5 – Provide facilities that promote student learning and and community support.

#7 – Provide school environments where teachers are safe to teach and students are safe to learn.

FUNDING SOURCE: VSPA – HS2009

AUTHORIZATION REFERENCE: Stafford County School Board Policy 4-12
Stafford County School Board Policy 4-29